

## Comments/Notes from the SWWG on 1/20/2010

- Member asked if staff would like input on where exactly Main Street needs sidewalks. (Staff responded yes -- will be included in existing conditions assessment).
- Member suggested that staff look at Redlands California as a good example of a community that functions well.
- When was SANDAG grant awarded and how it will be spent? Is full amount of the grant for planning? (Staff noted that the Palomar Gateway SP Scope of Work is included in the PowerPoint presentation – and will post on website).
- Member asked what the policy is when building more and how it relates to available/adequate parking. Pointed out that Main Street and Palomar currently have parking problems. Questioned why Council is allowing for more building projects. Bottom line is everything needs to be functional.
- Will Specific Plan lock in land uses? Questioned what the drawbacks could be?
- Member asked if the codes (from presentation) are found under the Health and Human Safety and if it is state law. (Staff responded it is part of the State “Government Code” not Health and Safety Code).
- Member commented that if State Law requires SP to be consistent with GP; can Specific Plan effort refine the mix of land uses (staff indicated yes). Staff restated that any changes to GP land use designations would require an amendment to the General Plan (which is a separate process).
- Would like to see SEGWAY and bike areas in the plans.
- Concerns raised regarding apartment complexes all along Third and Oxford with lots of elderly people that live there and walk to Costco. Commented that planning on Broadway is not functional and dangerous. Questioned why all the big box stores are in one area (Costco, Wal-Mart, and Target) and that if more building occurs; there will be even less parking. Driving in that area is dangerous so need to look at making it safer. More density would make it worse if pedestrian safety is not improved.
- Requested to see examples of where high-density mixed-use buildings have been successful within the City.
- Need to make area livable. Commercial areas are necessary but they shouldn't look so sterile.
- Does zoning currently allow 32 dwelling units/acre (du/ac)? Commented that Palomar between 3<sup>rd</sup> and 4<sup>th</sup>, Oxford, Naples, Melrose are already impacted.
- Need to look at improving standards.
- Member shared that she met with a developer regarding a mixed-use building, and he believed not all the commercial properties would be rented out. He included them in order to be given the go-ahead from the city to build. (Referring to mixed use buildings that are now vacant).